

CITY COUNCIL, CITY OF LODI
CITY HALL COUNCIL CHAMBERS
APRIL 15, 1964

A regular meeting of the City Council of the City of Lodi was held beginning at 8:00 p.m. of Wednesday, April 15, 1964, in the City Hall Council Chambers.

ROLL CALL Present: Councilmen - BROWN, CULBERTSON, DOW
ULLMANN and KATZAKIAN (Mayor)

Absent: Councilmen - NONE

Also present were City Manager Graves, Administrative Assistant Peterson and City Attorney Mullen.

MINUTES OF APRIL 1, 1964 WERE APPROVED AS WRITTEN AND MAILED
ON MOTION OF COUNCILMAN BROWN, ULLMANN SECOND. *SG*

PUBLIC HEARINGS

HEARINGS RE
AUBURN DAM-
FOLSOM SOUTH
CANAL

Mr. Vernon Lehman, Chairman of the County Board of Supervisors, stated that hearings have been called by the Irrigation and Reclamation Subcommittee of the House Interior and Insular Affairs Committee for May 4 and 5 to consider proposed legislation to authorize the Auburn Dam-Folsom South Canal Unit of the Central Valley Project. Also, the House Appropriations Committee will be considering appropriations for flood control in California on May 5 and 6. He recommended that a delegate be sent from Lodi to attend the hearings. The matter was continued to the April 21 Council meeting.

PLANNING COMMISSION

Mr. Graves reported the Planning Commission had taken the following actions at its meeting of April 13:

1. Denied the request of Mr. Albert Hinsz for a change of zoning from the R-2 one-family residential zone to the R-3 multiple family residential zone for property located at 1811 Mariposa Way.
2. Denied the request of Mr. Lloyd Cockerham for a use permit to establish an auto wrecking yard on 4.75 acre parcel located near the northeast corner of Lockeford Street and Cluff Avenue in the "M" industrial zone.
3. Approved the following named tentative subdivision maps, subject to storm drainage and certain other conditions:
 - a. LaRuth Park (38 lots)
 - b. Vista Ray (58 lots)
 - c. Lakewood, Unit No. 2 (56 lots)
 - d. Elmhaven (56 lots)

SIGN HEIGHT
LIMITATIONS

ORD. NO. 762
ADOPTED

The Planning Commission also recommended that an emergency ordinance be adopted which will make signs subject to building height limitations contained in the zoning ordinance. Meanwhile, the Planning Commission is reviewing the entire matter of signs in both residential and commercial zones and will make a report to the City Council as soon as their study is completed. Mr. Graves explained that the State Map and Conservation Act provides that an emergency ordinance may be adopted to cover such situations and the City Attorney has recommended adoption of an

Minutes of April 15, 1964 continued

emergency ordinance on signs so the City will be protected during the time the Planning Commission is making its study. City Attorney Mullen had prepared an ordinance for the Council's consideration which provided that no building permits be issued for any signs. There was considerable discussion concerning the past actions of the City in issuing permits for signs which were within the height limitations for buildings, and whether it was equitable to now prohibit signs which would comply with such limitations. Councilman Culbertson moved the adoption of Ordinance No. 762 as an emergency ordinance to be effective for six months from date providing that no building permits shall be issued for the construction or erection of any freestanding signs in excess of 60 feet in the City of Lodi. The motion was seconded by Councilman Dow and carried with Councilman Brown voting no.

COMMUNICATIONS

COUNCIL OF CHURCHES RE LOTTERY

A letter was read from the Lodi Council of Churches asking how the Council feels toward the Lottery Bill which is to be on the ballot this fall. On motion of Councilman Culbertson, Dow second, the Council ordered that a reply be written stating the question of a lottery was a State-wide matter and outside the province of the Council.

CC INDUSTRIAL MEET

Mr. Glaves announced that the Lodi District Chamber of Commerce is having a meeting at the Tokay Bowl on April 22 to discuss industrial development and members of the City Council are invited to attend.

REPORTS OF THE CITY MANAGER

CLAIMS

Claims in the amount of \$59,191.55 were approved on motion of Councilman Brown, Dow second.

SPECS - TENNIS COURTS

Plans and specifications for the four tennis courts at American Legion Park were presented for Council approval. The cost of this project is estimated at \$25,000, including lights, fencing, etc. On motion of Councilman Culbertson, Dow second, the Council approved the plans and specifications for the tennis courts and authorized calling for bids thereon.

SPECS - LODI AVE FROM FRONTAGE ROAD TO KELLY ST.

On motion of Councilman Brown, Ullmann second, the Council approved plans and specifications for the improvement of Lodi Avenue from the Frontage Road to Kelly Street, authorized calling for bids thereon, and approved appropriating \$1300 from the Capital Outlay Reserve Fund to cover a portion of the costs on the project which will total \$11,100. Of this amount, \$2,800 will be paid by the subdivider.

AWARD - CONCRETE PIPE

The following bids were received for concrete pipe:

RES. NO. 2715 ADOPTED

Spiekerman Concrete Pipe Co.	\$4,051.50
Mumbert Concrete Pipe Co.	3,882.00

Both bids are plus sales tax and subject to 5% discount. On motion of Councilman Culbertson, Dow second, the Council adopted Resolution No. 2715 awarding the contract for concrete pipe to Mumbert Concrete Pipe Company.

Minutes of April 15, 1964 continued

AWARD -
HAM LANE
TRUNK SEWERS

Bids received for the construction of Ham Lane Trunk Sewers were as follows:

	Alt. 1	Alt. 2
RES. NO. 2716		
ADOPTED		
D. A. Parrish, Inc.	\$79,409.50	\$64,282.50
Valley Irrigation	77,643.50	70,144.00
Stockton Const. Co.	70,386.00	59,676.00
R. Goold & Son	92,316.10	--
A. Teichert & Son	---	68,915.00
Dukes Const. Co.	64,718.90	57,201.00

Mr. Graves explained that Alt. 1 called for precast pipe and Alt. 2 for cast-in-place pipe. He recommended that award be made to the low bidder for Alt. 2. On motion of Councilman Brown, Ullmann second, the City Council adopted Resolution No. 2716 awarding the contract for Ham Lane Trunk Sewers to Dukes Construction Company for Alt. 2 at a total cost of \$57,201.00.

PG&E REFUND
PASSED ON
TO CUSTOMERS

Mr. Graves informed the Council that the City has received a credit of \$27,175.85 from Pacific Gas and Electric Company on its March power bill as a result of a Public Utilities Commission ruling that the Company pass on to its customers overcharge which had been made on gas from El Paso. The City is not under the jurisdiction of PUC; therefore, it is up to the Council to determine the disposition of the \$27,175.85. The Finance Director estimates that the cost to the City to refund the money to its power customers would be around \$1200. Basing the refund on the bi-monthly bills on record in March and April, it is estimated that the balance could be refunded at approximately 10.25% of the bi-monthly bill. Mr. Graves so recommended. Councilman Culbertson moved that the refund received from PG&E be passed along to the City's customers as outlined by the City Manager. The motion was seconded by Councilman Dow and carried.

REALIGN
MILLS AVE
AT TOKAY ST

RES. NO. 2717
ADOPTED

Mr. Graves explained that a few years ago, when the City's drainage plans were based on the ditch system, revisions were made in the alignment of Mills Avenue at the Tokay Street intersection to provide for right of way for a drainage ditch on the east side of the WID Canal. Since the new storm drainage plan has been adopted, the right of way along the canal will no longer be needed for storm drainage. The City Manager recommends that the street be realigned as originally shown on the Hutchins-Sunset Park Subdivision map. This will require the City to abandon a portion of the present street and to pay for the replacement of curb and gutter. On motion of Councilman Brown, Dow second, the City Council adopted Resolution No. 2717 declaring the intention of the City to abandon a portion of Mills Avenue at the Tokay Street intersection and setting public hearing thereon for May 6, 1964.

PURCHASE
BASIN C-1
SITE

City Manager Graves recommended that the City purchase the land for the C-1 storm drainage basin site at this time. The property is located east of the Freeway and is owned by Robert D. Houston and Leslie G. Todd. The owners are willing to sell the property and will accept \$4300 per acre which is the price the City paid to the State five or six months ago for a .93 acre parcel between the Frontage Road and the Houston-Todd property. In 1960 Houston and Todd had sold property east of the basin site to the Lodi School District and had dedicated to the City the south half of Vine Street east 1182.8 feet from the State right of way,

Minutes of April 15, 1964 continued

depositing \$8200 for street improvement. Therefore, if the City purchases the basin site it should reimburse the property owners for the improvement of that portion of Vine Street adjacent to the basin site amounting to \$3,380.61. The City Attorney recommended that the City purchase the land for \$4300 per acre rather than going through condemnation proceedings as the price was based on the State figure and would be considered a fair price by the Court. City Manager Graves recommended that the purchase be made at this time even though the deal for removal of the dirt had not been made. On motion of Councilman Culbertson, Brown second, the Council approved purchasing 7.04 acres from Todd and Houston at \$4300 per acre and refunding \$3,380.61 to them on their deposit for street improvements, and authorized the Mayor to execute the agreement therefor.

COMPLAINT RE
CHICKENS

Concerning the petition which the Council had received complaining about chickens owned by Mr. and Mrs. Jacob Hauser at 130 South Ham Lane, Mr. Graves reported that the owners were not in violation of the City Code which allows up to 12 hens as long as they are housed at least 40 feet from a dwelling. He said the City gets complaints on chickens from time to time, but that complaints about dogs are more numerous. The Council discussed the right of people to have pets. On being questioned by Councilman Dow, City Attorney Mullen said that aggrieved parties could have recourse to the courts.

DRIVEWAYS -
STANDARD OIL

Revised plans for driveways for a proposed Standard Oil Service Station on Kettleman Lane between Pleasant and Lee Avenues were presented for Council consideration. The driveways were placed back from the corners an additional five feet in order to give better visibility for traffic. On motion of Councilman Brown, Ullmann second, the City Council approved six driveways for a Standard Oil Service Station on Kettleman Lane as shown on the revised plans.

KNIGHT ADDN
WITHDRAWN FROM
WRCFPD
RES. NO. 2718
ADOPTED

Annexation of the Knight Addition to the City of Lodi having been completed, on motion of Councilman Brown, Dow second, the City Council adopted Resolution No. 2718 withdrawing the Knight Addition from the Woodbridge Rural County Fire Protection District.

JOINT USE
AGREEMENT -
WOODS SCHOOL
DISTRICT

Mr. Graves said a reciprocal agreement had been prepared between the City and the Woods School District for recreational use of the District's facilities. The agreement is similar to the agreement the City has with the Lodi Elementary and High School Districts. On motion of Councilman Dow, Culbertson second, the City Council adopted Resolution No. 2714 approving the agreement with the Woods School District and authorizing its execution by the Mayor,

HAM LANE R/W
FROM LODI
MEMORIAL
HOSPITAL

In conjunction with the improvement of Ham Lane south of Vine Street, Mr. Graves reported that the Lodi Memorial Hospital was deeding a strip of land 40 feet in width for Ham Lane right of way. In exchange therefor the usual policy of the City is to pay for the installation of the street improvements, which in this instance amount to \$8,741.25. However, in order to qualify for gas tax funds a value has to be placed on the land, and it is suggested that the City agree to pay the Hospital the sum of \$8,741.25 for the right of way and the Hospital agree to pay the City \$8,741.25

Minutes of April 15, 1964 continued

for street improvements. Mr. Graves said such an arrangement is agreeable to the Hospital Board of Directors. On motion of Councilman Dow, Culbertson second, the Council approved acceptance of the deed in accordance with the suggested agreements.

REZONE E OF
CHEROKEE N OF
HALE ROAD TO
C-2

ORD. NO. 761
ADOPTED

ORDINANCE NO. 761, entitled "AMENDING THE OFFICIAL DISTRICT MAP OF THE CITY OF LODI AND THEREBY REZONING CERTAIN PROPERTY LOCATED 200 FEET EAST OF CHEROKEE LANE AND IMMEDIATELY NORTH OF HALE ROAD TO BE IN THE C-2 GENERAL COMMERCIAL DISTRICT," having been introduced at the regular meeting of April 1, 1964, was brought up for passage on motion of Councilman Brown, Dow second. Second reading was omitted after reading by title and the ordinance was then passed, adopted and ordered to print by the following vote:

AYES: Councilmen - BROWN, CULBERTSON, DOW,
ULLMANN and KATZAKIAN

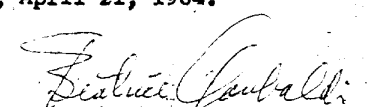
NOES: Councilmen - NONE

REPORTS OF CITY MANAGER (continued)

NEW CORP. YARD
IMPROVEMENTS

The City Manager presented plans for the surfacing of an area approximately 370 feet square at the new corporation yard site north of Kettleman Lane. The Director of Public Works recommends the installation of a 10" water main across the corporation yard which would take the place of the 10" main proposed for installation in Kettleman Lane on the Master Water Plan. Installing the main in the corporation yard would be preferable to installing it in the highway. Storm drains should also be installed before the surfacing is done. Sufficient funds are expected to be available for the storm drains from the Ham Lane Trunk Sewers allocation and there are enough funds in the current budget to cover the water main; however, \$8,500 will be required to cover the grading, compaction and penetration treatment. On motion of Councilman Culbertson, Brown second, the Council approved the plans for surfacing the corporation yard and installation of storm drains and a 10" water main therein and authorized the transfer of \$8500 from the Capital Outlay Reserve Fund for said surfacing.

There being no further business, the Council adjourned to 8 p.m. of Tuesday, April 21, 1964.


Attest: BEATRICE GARIBALDI
City Clerk